



TO LET

SEDGELETSCH INDUSTRIAL ESTATE

**FENCEHOUSES, HOUGHTON LE SPRING, TYNE & WEAR
DH4 6JW**



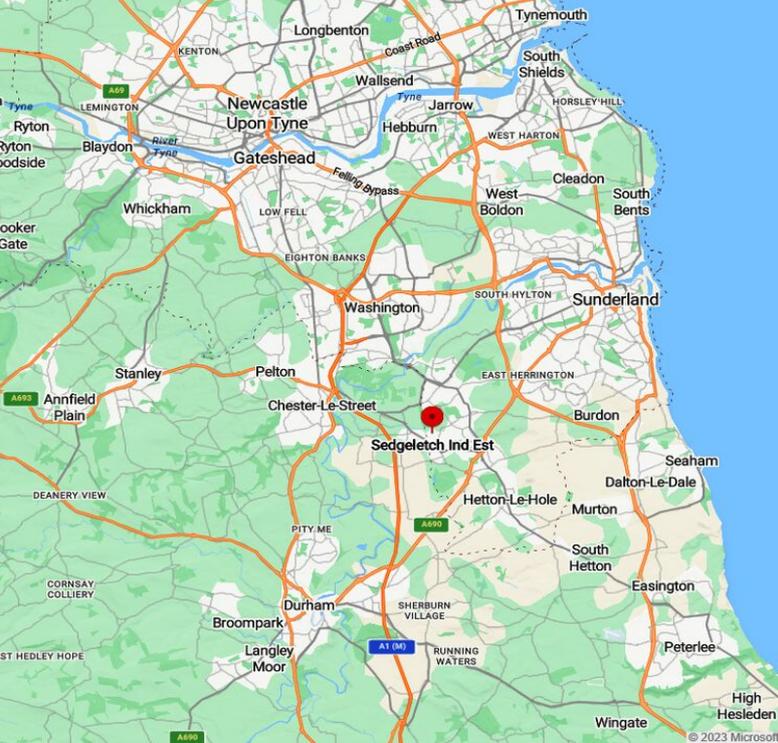
- Good access to A690
- Estate CCTV
- Tenant controlled access gates
- Larger units have offices
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
495 - 1,948 sq ft (46 - 181 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A690	1.8	6	Car
A19	3.0	7	Car
A1	3.9	9	Car
Durham City	7.8	15	Car

Source: theAA.com

SEDGELETH INDUSTRIAL ESTATE

FENCEHOUSES, HOUGHTON LE SPRING, TYNE & WEAR



LOCATION

Sedgeleth Industrial Estate is accessed from the A1052 which connects to the A690 providing links to the A1(M) and the A19. Sunderland is approximately 4 miles to the north east and Durham is approximately 7 miles to the south west.

DESCRIPTION

Single storey terraced units of steel frame construction with brick/blockwork walls and insulated cladding above. The roof is constructed of insulated metal decking incorporating translucent roof lights. The units have separate loading and personnel access doors and forecourt parking. Larger units have an office. The estate benefits from CCTV and tenant controlled access gates.

SPECIFICATION

- Mains electricity and water
- WC facilities
- Loading doors 2.7m wide by 3.25m high

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

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